

**BOARD OF ADJUSTMENT
A G E N D A**

Study Session/Luncheon **Wednesday, July 26, 2017**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, July 26, 2017**
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Jesse Lugo
- () Alán Huerta
- () Mark Jones
- () Frank Mascia

AT OR AFTER 1:30 P.M.

CONTINUED CASES

**C10-17-09 MEISTER RESIDENCE DETACHED RV GARAGE / MARVIN AND
NANCY MEISTER / 11946 EAST SAGUARO CREST PLACE, SR**

The applicants' property is an approximately 144,000 square foot lot zoned SR "Suburban Ranch" and is developed with a single-family residence. The applicants are proposing to construct a new 1,152 square foot detached accessory structure (RV garage) with a building height of 19 feet in the area defined as the front yard. The proposed construction triggers compliance with Tucson Unified Development Code (UDC) sections applicable to the new construction. UDC sections applicable to this project include, but are not limited to, Section 4.7.4 and Table 4.8-1 which provides the criteria for residential development in the SR zone, Table 6.3-1.A which provides the dimensional standards applicable to all principal and accessory structures, and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicants are requesting variances to allow construction of the detached garage in the area extending the full width of the lot between the principal building and the front street lot line; and in excess of the maximum allowable height, all as shown on the submitted plans.

**C10-17-12 CRUZ RESIDENCE CARPORT ADDITION /
HOLLAND CONSTRUCTION LLC FOR MARIA C. CRUZ /
214 WEST COLUMBIA STREET, R-2**

The applicant's property is an approximately 5,500 square foot lot developed with a single family residence and carport and is zoned R-2, "Residential". The applicant seeks to replace a damaged carport with a new 345 square foot carport, to be attached on the west side of the residence. The proposed construction triggers compliance with Tucson Unified Development Code (UDC) sections applicable to the new construction, including, but not limited to: Section 4.7.9 and Table 4.8-4 which provide the criteria for residential development in the R-2 zone; and, Table 6.3-2.A and Section 6.4.5 which provide the applicable dimensional standards for the R-2 zone. The applicant is requesting a variance to allow construction of the replacement carport with a reduced setback, as measured from the west side yard, all as shown on the submitted plans.

C10-17-13 GIRL SCOUTS / ADDISIGNS / 4300 E BROADWAY, C-1

The applicant's property is a 1.77 acre parcel at the southeast corner of Columbus and Broadway Boulevards. Zoned C-1, the site is headquarters for the Girl Scouts of Southern Arizona. Developed in phases, prior variance case, S-05-02, was granted for 1822 square feet of total sign area to include a project mural covering the west elevation of a single story building. The site recently expanded to include an additional lot and construct a third building. In total, approximately 9300 square feet of building area is comprised from a single story building and two second-story buildings. The General Business District is the applicable sign code district for the site. The request, as shown on submitted plans, entails retaining existing building signage and installing a replacement monument sign and two new signs extending from building walls perpendicular to Broadway. The applicant seeks approval of a special permit for the new building signage and a variance to increase the total sign area to 2032 square feet. Chapter 3 Sign Code sections applicable to this proposal include, but are not limited to, Article IV General Requirements: Section 3-42 for integrated architectural feature signs, Article VI. Signs By District, Division 2 Nonresidential Districts, Section 3-77 General Business District, and Article XI.

C10-17-14 FOUNTAIN OF LIFE LUTHERAN CHURCH / ADDISIGNS / 710 SOUTH KOLB ROAD, R-1

The applicant's property is developed as a religious use on Kolb Road north of 22nd Street. The property is zoned R-1, a residential zone. The Single Family Residential District is the applicable sign code district for the site, which allows 20 square feet of sign area per street front. Prior variance case S-02-19 was granted to allow an increase to 76 square feet of sign area. The applicant seeks approval to redesign all signage for the site and increase total sign area to 215 square feet. The proposal entails removing existing building and freestanding signage, and installing two new wall signs and six new freestanding signs. The proposed primary monument sign would be 50 square feet in sign area and have an electronic message display. Chapter 3 Sign Code sections applicable to this proposal include, but are not limited to, Article XI and Article VI. Signs By District, Division 1. Residential Districts, Section 3-73. Single Family Residential District. The applicant is requesting a variance to allow more than 20 square feet of sign area for the development, as shown on submitted plans.

NEW CASES

C10-17-15 GOLF LINKS AUTOMOTIVE / ADDISIGNS / 7970 EAST GOLF LINKS ROAD, C-2

The applicant's property is an automotive garage on a .92 acre parcel near the southeast corner of Golf Links Road and Pantano Road. The applicable sign code district for the site is the General Business District, under which the development meets the definition of a self-contained premises. The proposal includes renovating a monument sign to increase from 32 to 50 square feet with installation of an electronic message display. Chapter 3 Sign Code sections applicable to this proposal include, but are not limited to, Article XI and Article VI. Signs By District, Division 2 Nonresidential Districts, Section 3-77 General Business District, C. Permitted Signs, 5. Freestanding signs, all types. b. Strip Development. The applicant is requesting a variance to exceed 32 square feet maximum sign area of a freestanding sign for a self-contained premises in the General Business District, as shown on submitted plans.

C10-17-16 AC HOTEL TUCSON / SWAIM AND ASSOCIATES LTD, FOR 5 NORTH 5TH HOTEL LLC/ 151 E BROADWAY BOULEVARD, OCR-2

The applicant's site is a 1.06 acre lot at the northwest corner of Broadway Boulevard and 5th Avenue. A new 8 story hotel with parking garage and retail is nearly complete. The Pedestrian Business District is the applicable sign code district for the site. The structure is slated to have two canopies extending over public right of way through the temporary revocable easement process; one canopy along 5th Avenue at the east elevation and one along Broadway Boulevard at the south elevation. The request, all as shown on submitted plans, is to install two illuminated, lettered canopy signs; one sign on the east elevation canopy at 52 square feet, and the other sign on the south elevation canopy at 23 square feet. Chapter 3 Sign Code Sections applicable to this proposal include, but are not limited to: Article XI., and Article V. Sign Types and General Regulations, Section 3-59 Canopy Signs. The applicant request variances to allow the proposed east and south canopy signs to be mounted to exceed allowed height from grade to top of sign, and allow the bottom of both east and south canopy signs to float above the top of the canopy surface rather than placed directly on top of the canopy, and for the east canopy sign only, allow the sign to exceed letter height for approximately 2 foot tall letters, and increase maximum sign height above canopy surface.

CLOSE PUBLIC HEARING OTHER BUSINESS:

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment